

RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
TO BE KNOWN AS

RANCHES AT CEDAR  
HOLLOW, PHASE 7

DEVELOPED BY



LOCATED IN SECTION 14  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren, Treaven, and Travis Grant, with Mountains West Ranches, a J.T. Grant Co., Inc. that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tract of land:

PROPERTY DESCRIPTION

TOWNSHIP 2 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN.  
SECTION 14: Beginning at the Northwest corner Section 14, thence North 89°15'42" East 744.68 feet to the centerline of a "D" road, not maintained by the County, thence along said centerline road the following ten calls; 1) South 43°20' East 517.48 feet; 2) thence South 51°45' East 193.00 feet; 3) thence South 86°44' East 308.00 feet; 4) thence South 72°30' East 62.00 feet; 5) thence South 43°51' East 180.00 feet; 6) thence South 61°13' East 160.00 feet; 7) thence South 38°43' East 206.00 feet; 8) thence South 69°48' East 266.00 feet; 9) South 77°45' East 343.83 feet; 10) thence South 20°58' West 786.44 feet from said centerline road, thence South 59°42' East 175.03 feet, thence South 38°10' West 925.43 feet, thence Westerly 1897 feet, more or less, to the West Quarter corner Section 14, thence Northerly 2640 feet, more or less, along the West line Section 14 to the point of beginning.

NARRATIVE

PURPOSE OF SURVEY: Set the property corners and prepare a Record of Survey and Minor Subdivision plat.  
BASIS OF BEARING: Taken from a Record of Survey on file in the Duchesne County Surveyor's Office, file #1058.  
SURVEY FINDINGS: As shown on the plat.  
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements (except as shown), rights of way (except as shown), codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

I further certify that the visible improvements affecting the boundaries of the above described tract of land are as shown on the plat.

OWNER'S CERTIFICATE

Know all men by these presents: that I the undersigned owner of the above described parcel of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

TREN J. GRANT, PRESIDENT  
MOUNTAINS WEST RANCHES, A J.T. GRANT CO. INC.

ACKNOWLEDGEMENT

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. \_\_\_\_\_ Notary Public \_\_\_\_\_

Note: Lots 31 and 32 are not approved for conventional wastewater disposal systems.

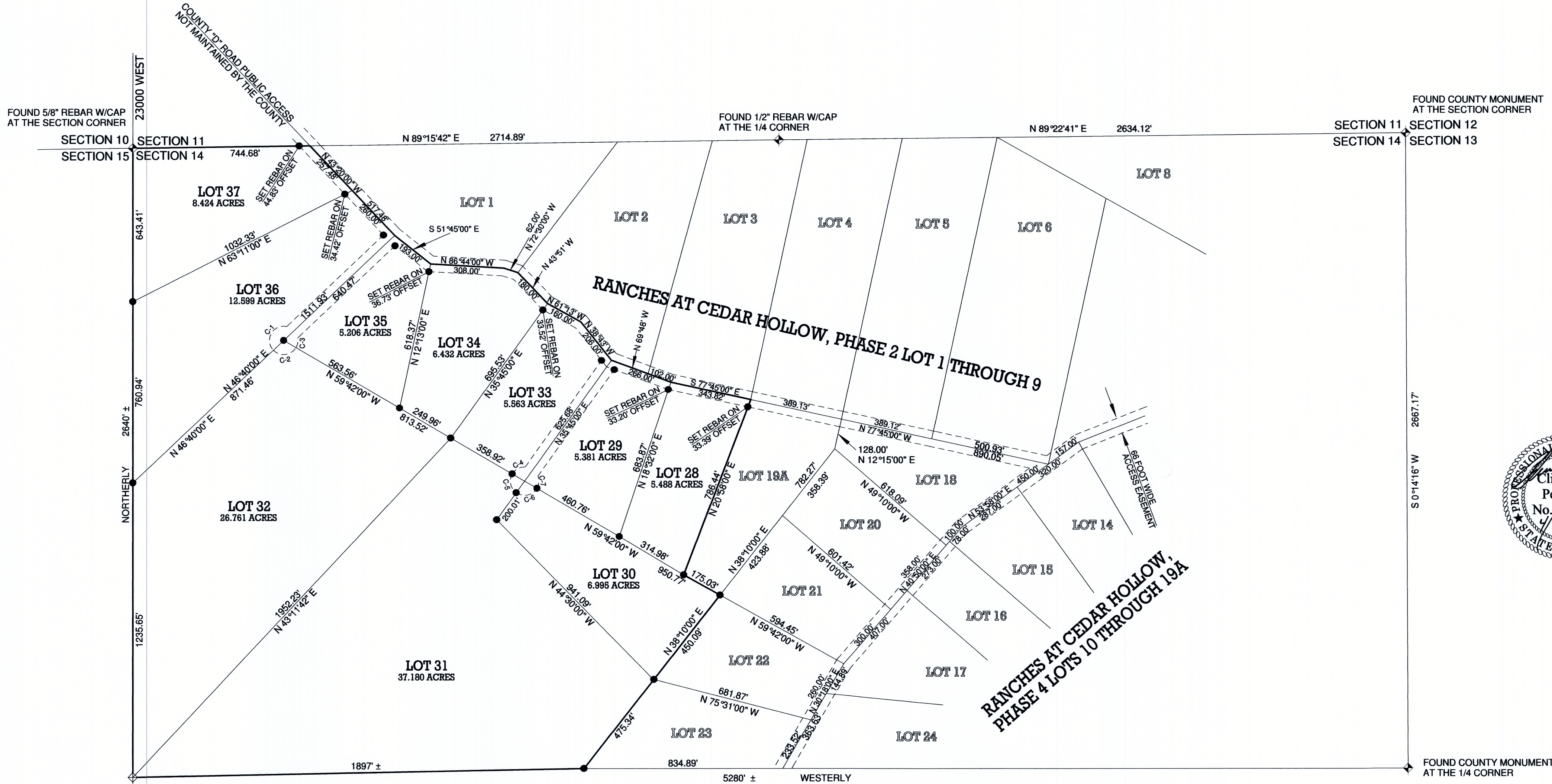
Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1181 for information prior to a purchase of a lot or construction of a building in this subdivision.

County Surveyor's File # 3384

PREPARED BY  
PEATROSS LAND SURVEYS  
PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY UTAH, 84032

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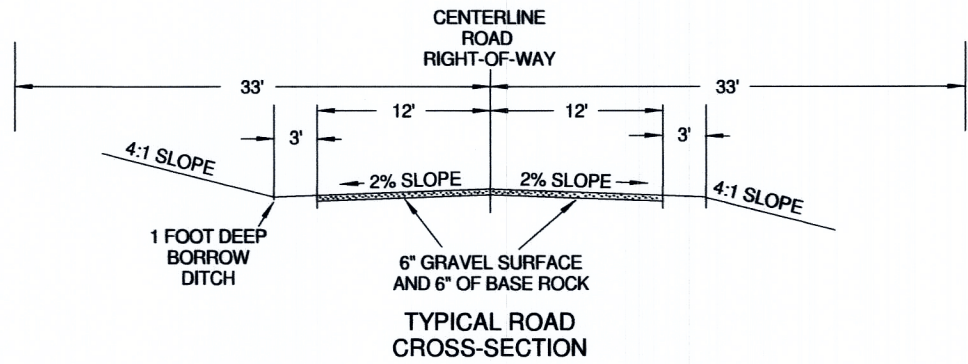
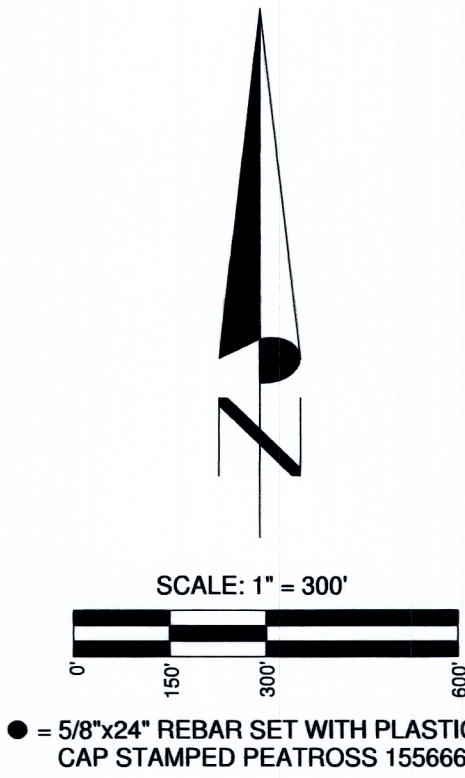
DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 9/28/2015	DATE PLOTTED: Wednesday 4/27/16
SHEET: 1 OF 1	FILE NAME: J.T. GRANT	JOB # 1140



RANCHES AT CEDAR HOLLOW,  
PHASE 6 LOTS 19A THROUGH 27

CURVE TABLE

CURVE	DELTA	ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C-1	146°37'23"	60.00'	114.95'	153.54'	0'	
C-2	106°20'48"	60.00'	96.05'	111.37'	0'	
C-3	40°15'23"	60.00'	41.29'	42.16'	0'	
C-4	62°04'56"	60.00'	61.88'	65.01'	0'	
C-5	84°31'11"	60.00'	80.70'	88.51'	0'	
C-6	95°25'48"	60.00'	88.78'	99.93'	0'	
C-7	51°10'58"	60.00'	51.82'	53.59'	0'	



DUCESNE COUNTY TREASURER  
I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT  
Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the  
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDER  
State of Utah } s.s.  
County of Duchesne Entry Number \_\_\_\_\_

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Fee: \_\_\_\_\_ Shelley Brennan Duchesne County Recorder